HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Saskatoon CMA

Date Released: First Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

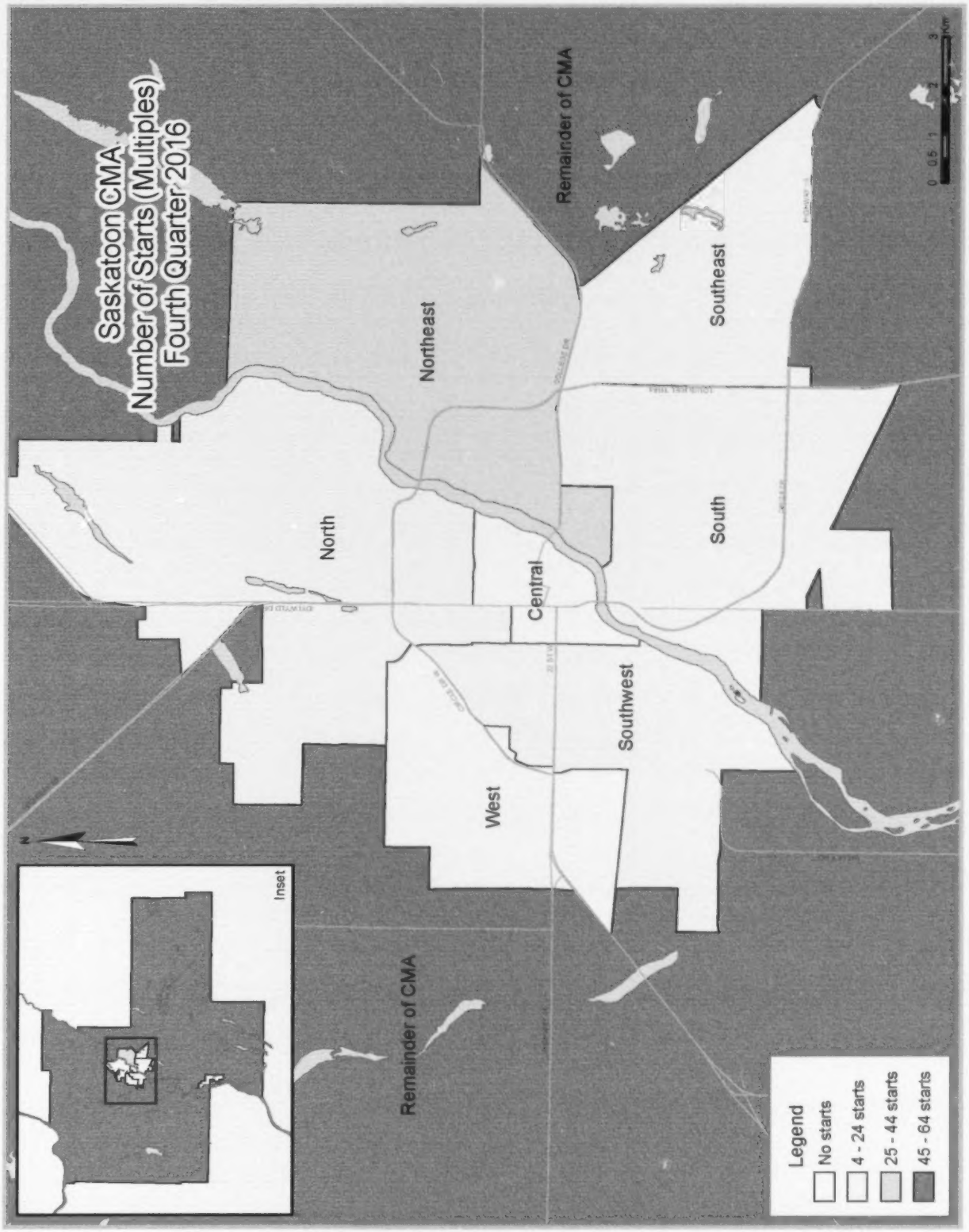
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

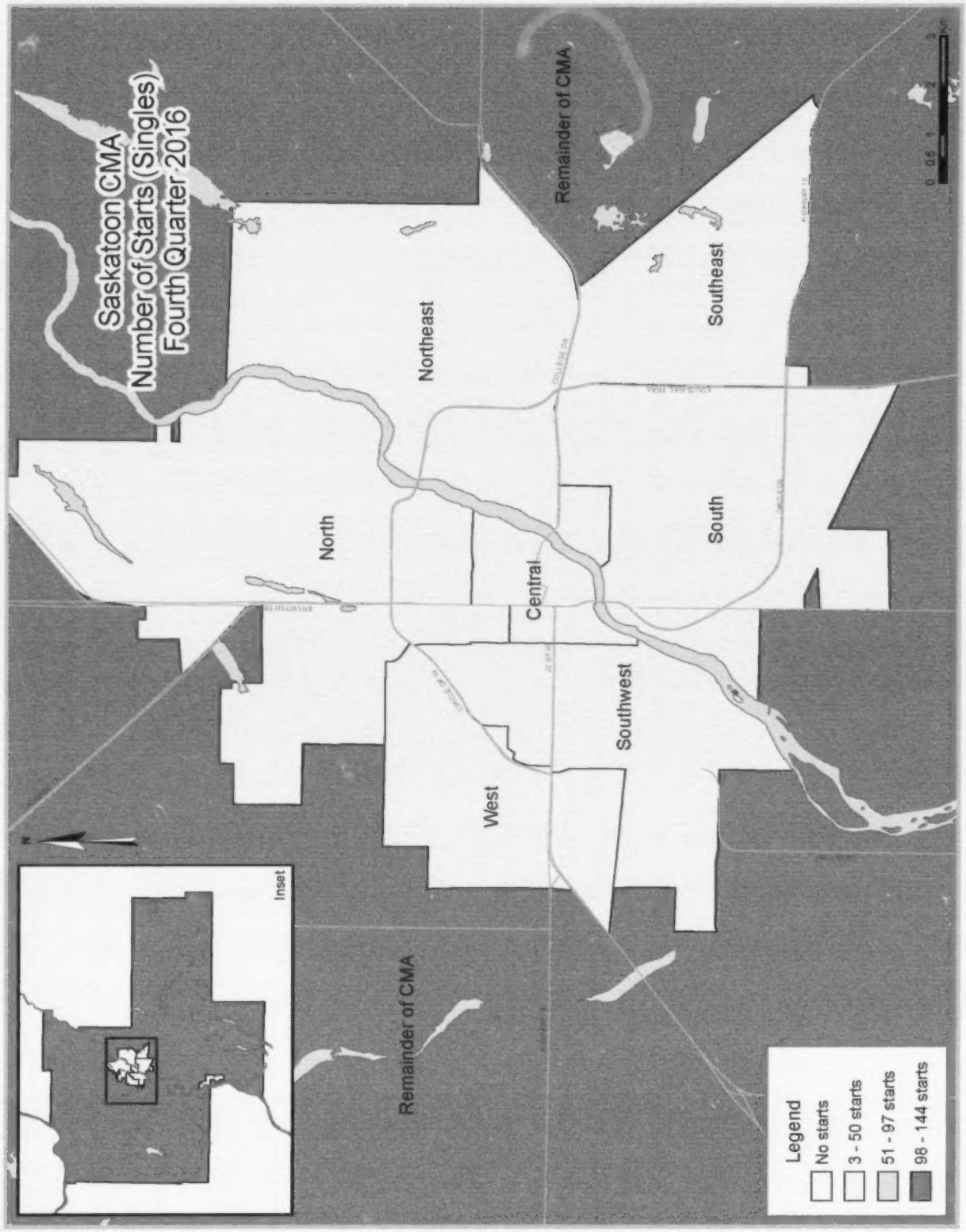
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

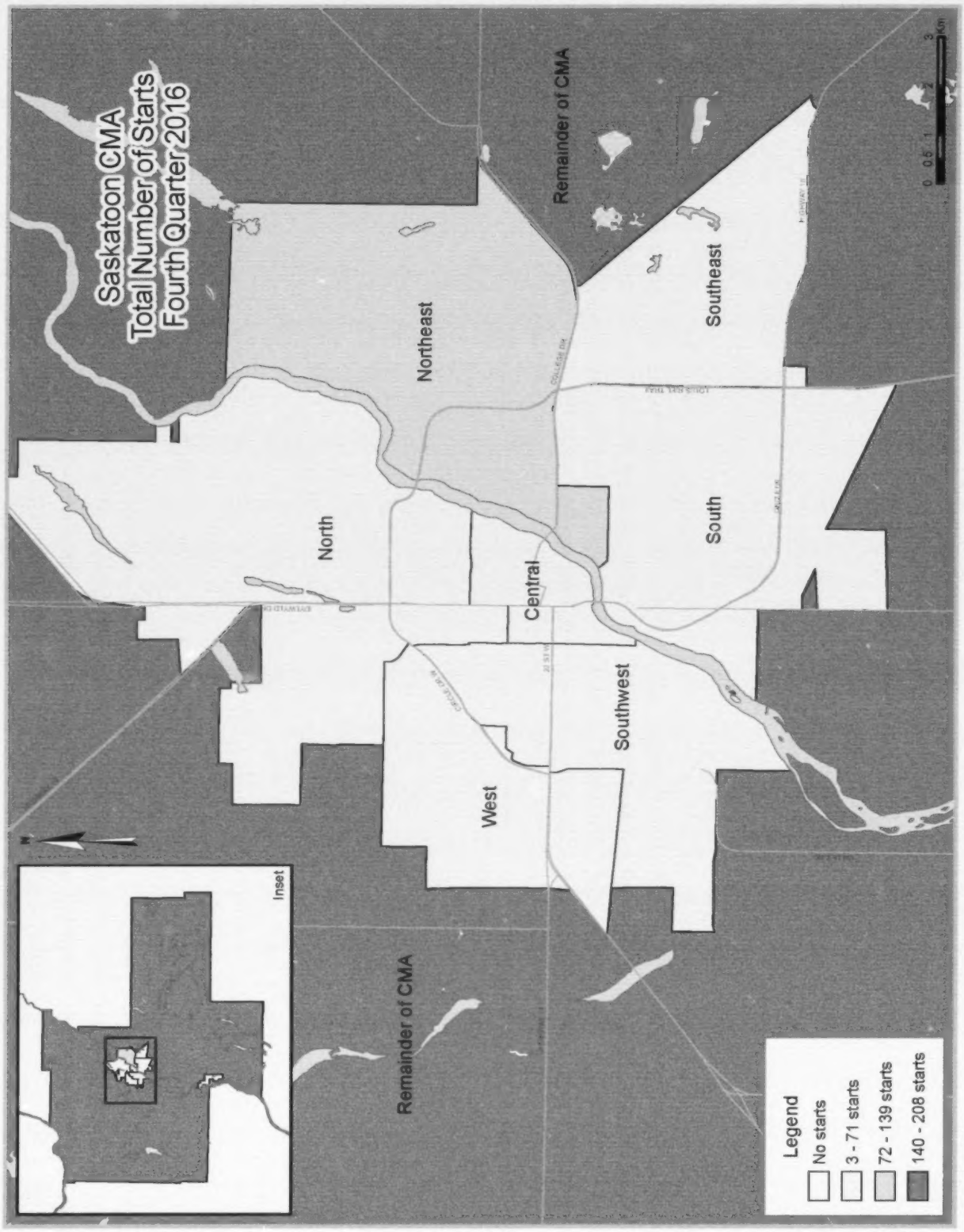
SUBSCRIBE NOW!

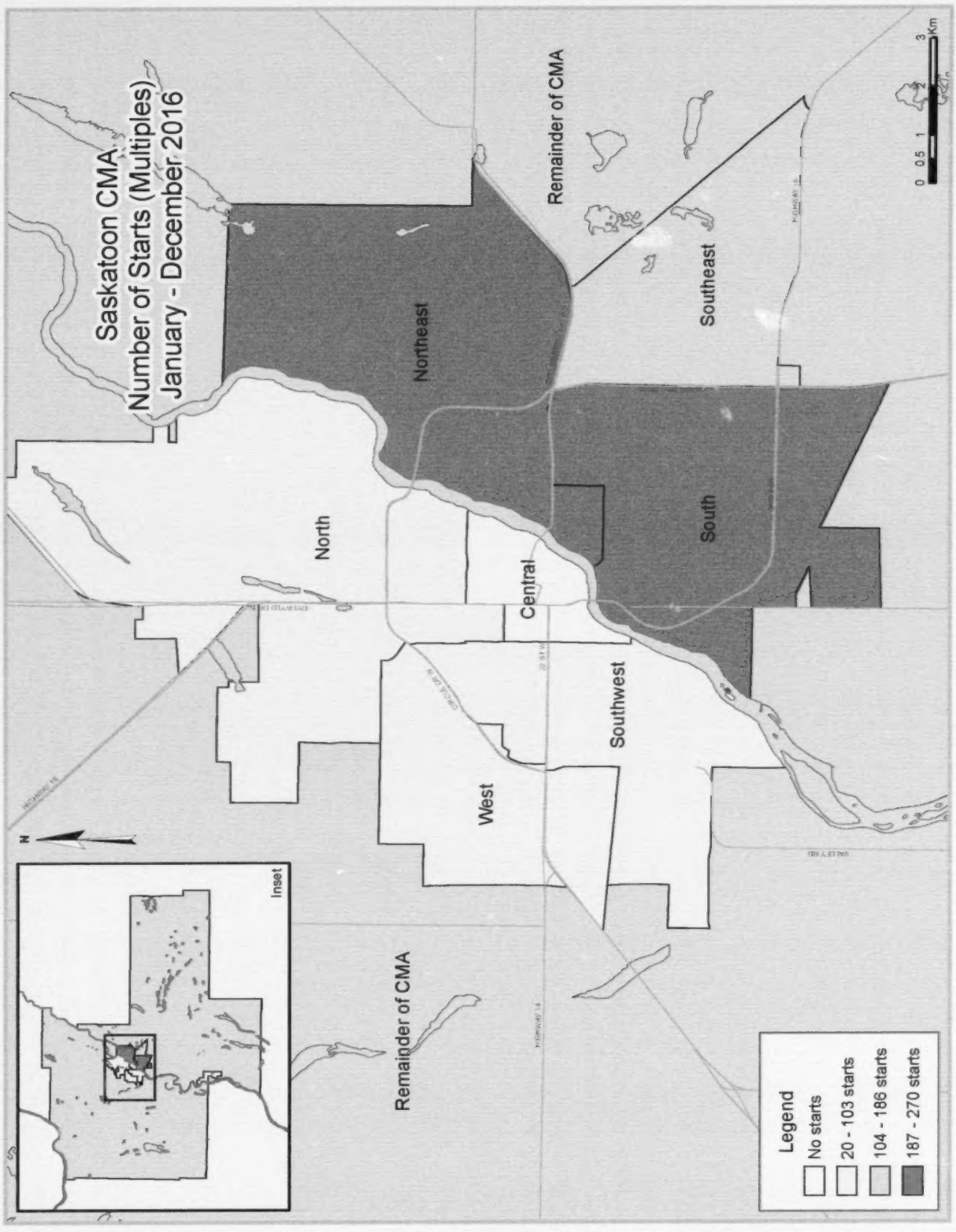
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

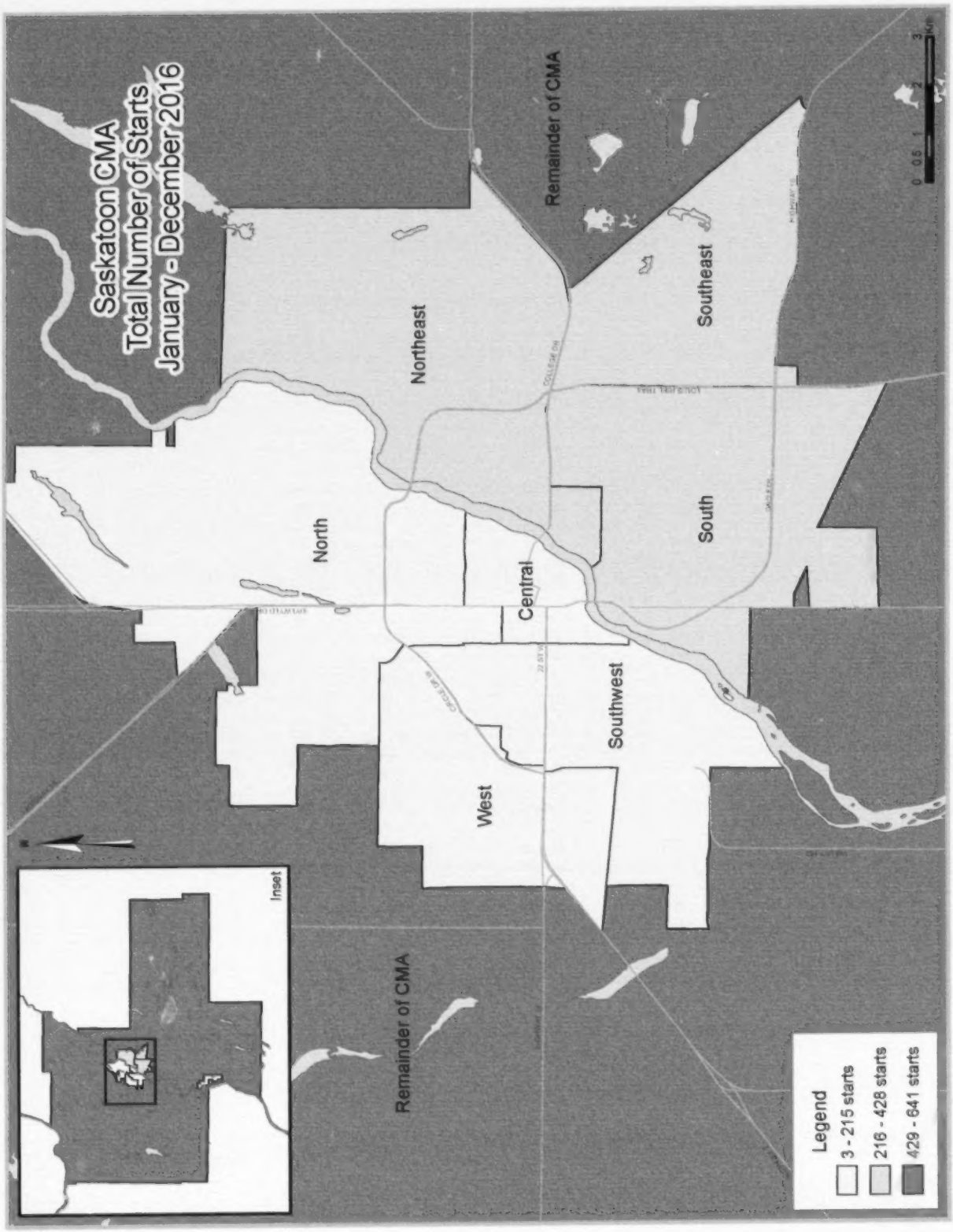
Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & *much more!*
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

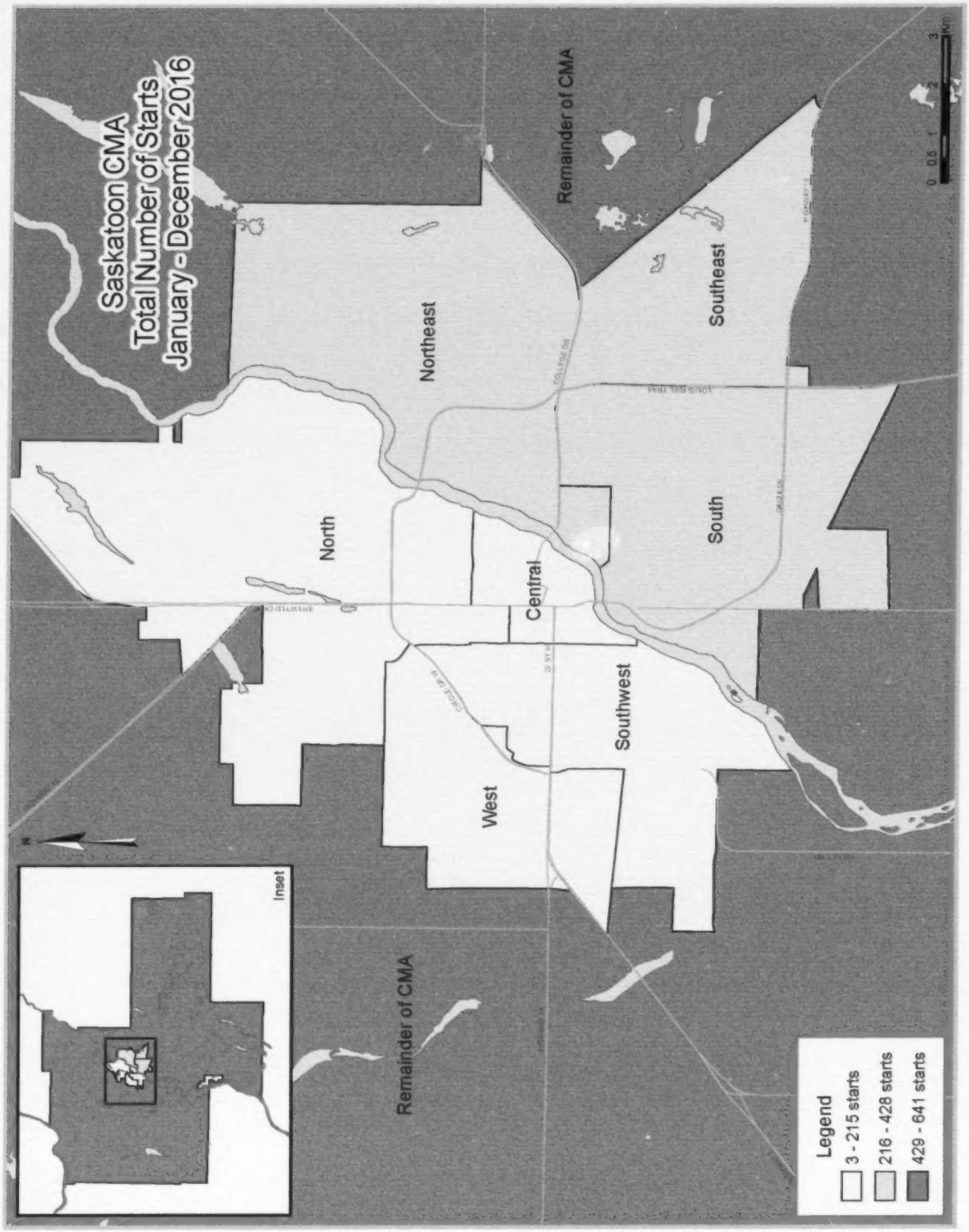

Saskatoon CMA
Number of Starts (Multiples)
Fourth Quarter 2016
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
Legend
No starts
4 - 24 starts
25 - 44 starts
45 - 64 starts


Saskatoon CMA
Number of Starts (Singles)
Fourth Quarter 2016
Remainder of CMA
Northeast
Southeast
North
Central
South
Southwest
West
Remainder of CMA
Inset
Legend
No starts
3 - 50 starts
51 - 97 starts
98 - 144 starts


Saskatoon CMA
Total Number of Starts
Fourth Quarter 2016
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
Legend
No starts
3 - 71 starts
72 - 139 starts
140 - 208 starts
0 0.5 1 2 3 Km


Saskatoon CMA
Number of Starts (Multiples)
January - December 2016
Northeast
Remainder of CMA
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
20 - 103 starts
104 - 186 starts
187 - 270 starts


Saskatoon CMA
Total Number of Starts
January - December 2016
Remainder of CMA
Northeast
Southeast
North
Central
South
Southwest
West
Remainder of CMA
Inset
Legend
3 - 215 starts
216 - 428 starts
429 - 641 starts


Saskatoon CMA
Total Number of Starts
January - December 2016
North
Northeast
Remainder of CMA
Southeast
Central
South
West
Southwest
Remainder of CMA
Inset
Legend
3 - 215 starts
216 - 428 starts
429 - 641 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2016								
Saskatoon CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Oct. 2016	Nov. 2016	Dec. 2016	Oct. 2016	Nov. 2016	Dec. 2016
Single-Detached	1,000	1,092	871	1,120	1,435	1,050	1,044	1,143
Multiples	1,293	817	744	300	552	808	850	768
Total	2,293	1,909	1,615	1,420	1,987	1,858	1,894	1,911
	Quarterly SAAR		Actual			YTD		
	2016 Q3	2016 Q4	2015 Q4	2016 Q4	% change	2015 Q4	2016 Q4	% change
Single-Detached	1,107	1,194	227	275	21.1%	1,000	1,092	9.2%
Multiples	1,004	532	411	133	-67.6%	1,293	817	-36.8%
Total	2,111	1,726	638	408	-36.1%	2,293	1,909	-16.7%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Saskatoon CMA Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	275	12	14	0	60	0	0	47	408
Q4 2015	227	20	13	0	81	156	0	141	638
% Change	21.1	-40.0	7.7	n/a	-25.9	-100.0	n/a	-66.7	-36.1
Year-to-date 2016	1,092	56	36	0	129	219	72	305	1,909
Year-to-date 2015	1,000	84	133	0	227	561	4	284	2,293
% Change	9.2	-33.3	-72.9	n/a	-43.2	-61.0	**	7.4	-16.7
UNDER CONSTRUCTION									
Q4 2016	731	44	107	0	112	458	72	178	1,702
Q4 2015	651	52	150	0	315	1,235	0	553	2,956
% Change	12.3	-15.4	-28.7	n/a	-64.4	-62.9	n/a	-67.8	-42.4
COMPLETIONS									
Q4 2016	294	18	0	0	87	138	0	201	738
Q4 2015	310	32	14	0	103	125	11	57	652
% Change	-5.2	-43.8	-100.0	n/a	-15.5	10.4	-100.0	**	13.2
Year-to-date 2016	1,002	64	79	0	318	758	12	721	2,954
Year-to-date 2015	1,348	134	48	0	345	385	34	369	2,663
% Change	-25.7	-52.2	64.6	n/a	-7.8	96.9	-64.7	95.4	10.9
COMPLETED & NOT ABSORBED									
Q4 2016	241	34	44	0	200	269	n/a	n/a	788
Q4 2015	301	31	24	0	190	142	n/a	n/a	688
% Change	-19.9	9.7	83.3	n/a	5.3	89.4	n/a	n/a	14.5
ABSORBED									
Q4 2016	271	17	14	0	97	79	n/a	n/a	478
Q4 2015	348	39	11	1	50	85	n/a	n/a	534
% Change	-22.1	-56.4	27.3	-100.0	94.0	-7.1	n/a	n/a	-10.5
Year-to-date 2016	1,062	61	53	0	262	318	n/a	n/a	1,756
Year-to-date 2015	1,326	160	27	1	268	290	n/a	n/a	2,072
% Change	-19.9	-61.9	96.3	-100.0	-2.2	9.7	n/a	n/a	-15.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q4 2016	3	0	0	0	0	0	0	0	3
Q4 2015	0	2	0	0	0	0	0	0	2
South									
Q4 2016	30	4	5	0	8	0	0	0	47
Q4 2015	47	4	13	0	0	51	0	0	115
Southeast									
Q4 2016	30	4	9	0	2	0	0	0	45
Q4 2015	31	0	0	0	0	0	0	0	31
Northeast									
Q4 2016	48	2	0	0	23	0	0	0	73
Q4 2015	39	4	0	0	49	105	0	141	338
North									
Q4 2016	7	0	0	0	8	0	0	0	15
Q4 2015	2	2	0	0	0	0	0	0	4
Southwest									
Q4 2016	8	2	0	0	2	0	0	0	12
Q4 2015	9	0	0	0	20	0	0	0	29
West									
Q4 2016	5	0	0	0	0	0	0	0	5
Q4 2015	39	0	0	0	0	0	0	0	39
Remainder of the CMA									
Q4 2016	144	0	0	0	17	0	0	47	208
Q4 2015	60	8	0	0	12	0	0	0	80
First Nations									
Q4 2016	0	0	0	0	0	0	0	0	0
Q4 2015	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q4 2016	275	12	14	0	60	0	0	47	408
Q4 2015	0	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q4 2016	6	2	0	0	0	128	0	0	136
Q4 2015	3	8	0	0	6	222	0	0	239
South									
Q4 2016	97	14	82	0	14	39	72	0	318
Q4 2015	79	18	98	0	20	225	0	213	653
Southeast									
Q4 2016	87	4	25	0	4	201	0	115	436
Q4 2015	97	2	13	0	34	280	0	115	541
Northeast									
Q4 2016	127	4	0	0	44	90	0	0	265
Q4 2015	149	8	35	0	154	367	0	141	854
North									
Q4 2016	21	6	0	0	8	0	0	0	35
Q4 2015	15	4	0	0	0	0	0	0	19
Southwest									
Q4 2016	26	6	0	0	21	0	0	0	53
Q4 2015	16	0	0	0	32	0	0	60	108
West									
Q4 2016	31	0	0	0	2	0	0	0	33
Q4 2015	85	0	0	0	17	141	0	0	243
Remainder of the CMA									
Q4 2016	336	8	0	0	19	0	0	63	426
Q4 2015	204	12	4	0	52	0	0	24	296
First Nations									
Q4 2016	0	0	0	0	0	0	0	0	0
Q4 2015	3	0	0	0	0	0	0	0	3
Saskatoon CMA									
Q4 2016	731	44	107	0	112	458	72	178	1,702
Q4 2015	651	52	150	0	315	1,235	0	553	2,956

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q4 2016	1	0	0	0	0	0	0	0	1
Q4 2015	5	2	0	0	0	0	1	0	8
South									
Q4 2016	45	6	0	0	16	0	0	159	226
Q4 2015	29	10	4	0	0	0	2	57	102
Southeast									
Q4 2016	23	2	0	0	4	52	0	0	81
Q4 2015	29	2	0	0	0	0	0	0	31
Northeast									
Q4 2016	56	2	0	0	50	50	0	0	158
Q4 2015	99	6	0	0	76	121	1	0	303
North									
Q4 2016	1	4	0	0	0	0	0	0	5
Q4 2015	5	4	0	0	0	0	0	0	9
Southwest									
Q4 2016	2	2	0	0	4	0	0	0	8
Q4 2015	2	0	4	0	15	4	3	0	28
West									
Q4 2016	9	0	0	0	0	0	0	0	9
Q4 2015	50	0	6	0	6	0	0	0	62
Remainder of the CMA									
Q4 2016	154	2	0	0	13	36	0	42	247
Q4 2015	91	8	0	0	6	0	4	0	109
First Nations									
Q4 2016	3	0	0	0	0	0	0	0	3
Q4 2015	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q4 2016	294	18	0	0	87	138	0	201	738
Q4 2015	310	32	14	0	103	125	11	57	652

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q4 2016	0	1	0	0	6	0	n/a	n/a	7
Q4 2015	2	1	0	0	0	0	n/a	n/a	3
South									
Q4 2016	24	13	3	0	3	42	n/a	n/a	85
Q4 2015	40	13	6	0	9	9	n/a	n/a	77
Southeast									
Q4 2016	29	2	9	0	2	43	n/a	n/a	85
Q4 2015	47	3	0	0	1	0	n/a	n/a	51
Northeast									
Q4 2016	66	7	30	0	125	149	n/a	n/a	377
Q4 2015	84	8	0	0	124	108	n/a	n/a	324
North									
Q4 2016	0	7	0	0	0	0	n/a	n/a	7
Q4 2015	0	4	0	0	0	0	n/a	n/a	4
Southwest									
Q4 2016	4	2	0	0	11	0	n/a	n/a	17
Q4 2015	0	0	0	0	10	0	n/a	n/a	10
West									
Q4 2016	13	0	0	0	19	14	n/a	n/a	46
Q4 2015	48	0	18	0	31	22	n/a	n/a	119
Remainder of the CMA									
Q4 2016	102	2	2	0	34	21	n/a	n/a	161
Q4 2015	79	2	0	0	15	3	n/a	n/a	99
First Nations									
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Saskatoon CMA									
Q4 2016	241	34	44	0	200	269	n/a	n/a	788
Q4 2015	301	31	24	0	190	142	n/a	n/a	688

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Q4 2015	3	1	0	0	0	0	n/a	n/a	4
South									
Q4 2016	41	8	7	0	13	4	n/a	n/a	73
Q4 2015	52	13	5	0	2	5	n/a	n/a	77
Southeast									
Q4 2016	31	1	1	0	12	26	n/a	n/a	71
Q4 2015	40	2	0	1	2	0	n/a	n/a	45
Northeast									
Q4 2016	54	1	0	0	48	28	n/a	n/a	131
Q4 2015	106	4	0	0	27	66	n/a	n/a	203
North									
Q4 2016	2	2	0	0	0	0	n/a	n/a	4
Q4 2015	6	5	0	0	0	0	n/a	n/a	11
Southwest									
Q4 2016	1	0	0	0	3	0	n/a	n/a	4
Q4 2015	2	3	0	0	5	4	n/a	n/a	14
West									
Q4 2016	9	0	0	0	2	5	n/a	n/a	16
Q4 2015	47	0	6	0	7	3	n/a	n/a	63
Remainder of the CMA									
Q4 2016	129	5	6	0	19	16	n/a	n/a	175
Q4 2015	92	11	0	0	7	7	n/a	n/a	117
First Nations									
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q4 2016	271	17	14	0	97	79	n/a	n/a	478
Q4 2015	348	39	11	1	50	85	n/a	n/a	534

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Saskatoon CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,092	56	36	0	129	219	72	305	1,909
% Change	9.2	-33.3	-72.9	n/a	-43.2	-61.0	**	7.4	-16.7
2015	1,000	84	133	0	227	561	4	284	2,293
% Change	-36.5	-40.0	72.7	n/a	-47.5	-41.6	-20.0	-16.5	-35.1
2014	1,576	140	77	0	432	961	5	340	3,531
% Change	-4.9	-31.4	**	-100.0	10.5	99.8	n/a	51.1	18.5
2013	1,657	204	21	1	391	481	0	225	2,980
% Change	-15.9	17.2	-69.1	-98.1	88.9	-52.2	-100.0	-5.5	-20.6
2012	1,971	174	68	54	207	1,007	34	238	3,753
% Change	23.3	70.6	-29.9	**	-38.4	117.5	n/a	-38.7	25.4
2011	1,599	102	97	9	336	463	0	388	2,994
% Change	-2.4	59.4	155.3	n/a	45.5	145.0	n/a	75.6	25.7
2010	1,638	64	38	0	231	189	0	221	2,381
% Change	48.8	52.4	58.3	n/a	59.3	65.8	-100.0	n/a	66.7
2009	1,101	42	24	0	145	114	2	0	1,428
% Change	-14.3	-53.3	n/a	-100.0	-40.1	-83.7	n/a	n/a	-38.4
2008	1,285	90	0	3	242	699	0	0	2,319
% Change	-10.7	-10.0	n/a	-93.5	-34.6	136.9	-100.0	-100.0	-2.6
2007	1,439	100	0	46	370	295	18	112	2,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Central	3	0	0	2	0	0	0	0	3	2	50.0
South	30	47	4	4	13	13	0	51	47	115	-59.1
Southeast	30	31	6	0	9	0	0	0	45	31	45.2
Northeast	48	39	2	4	23	49	0	246	73	338	-78.4
North	7	2	0	2	8	0	0	0	15	4	**
Southwest	8	9	4	6	0	14	0	0	12	29	-58.6
West	5	39	0	0	0	0	0	0	5	39	-87.2
Remainder of the CMA	144	60	0	8	17	12	47	0	208	80	160.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	275	227	16	26	70	88	47	297	408	638	-36.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	6	3	0	6	0	10	0	0	6	19	-68.4
South	158	128	14	20	97	116	159	187	428	451	-5.1
Southeast	115	145	14	6	31	25	89	167	249	343	-27.4
Northeast	184	230	4	12	39	138	153	318	380	698	-45.6
North	17	13	12	10	8	0	0	0	37	23	60.9
Southwest	27	19	14	12	16	41	0	8	57	80	-28.8
West	48	150	0	0	0	6	60	141	108	297	-63.6
Remainder of the CMA	534	312	16	26	28	20	63	24	641	382	67.8
First Nations	3	0	0	0	0	0	0	0	3	0	n/a
Saskatoon CMA	1,092	1,000	74	92	219	356	524	845	1,909	2,293	-16.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Central	0	0	0	0	0	0	0	0
South	13	13	0	0	0	51	0	0
Southeast	9	0	0	0	0	0	0	0
Northeast	23	49	0	0	0	105	0	141
North	8	0	0	0	0	0	0	0
Southwest	0	14	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0
Remainder of the CMA	17	12	0	0	0	0	47	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	70	88	0	0	0	156	47	141

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	0	6	0	4	0	0	0	0
South	25	116	72	0	0	187	159	0
Southeast	31	25	0	0	89	52	0	115
Northeast	39	138	0	0	90	177	63	141
North	8	0	0	0	0	0	0	0
Southwest	16	41	0	0	0	4	0	4
West	0	6	0	0	40	141	20	0
Remainder of the CMA	28	20	0	0	0	0	63	24
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	147	352	72	4	219	561	305	284

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Central	3	2	0	0	0	0	3	2
South	39	64	8	51	0	0	47	115
Southeast	43	31	2	0	0	0	45	31
Northeast	50	43	23	154	0	141	73	338
North	7	4	8	0	0	0	15	4
Southwest	10	9	2	20	0	0	12	29
West	5	39	0	0	0	0	5	39
Remainder of the CMA	144	68	17	12	47	0	208	80
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	301	260	60	237	47	141	408	638

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	6	9	0	6	0	4	6	19
South	177	258	20	193	231	0	428	451
Southeast	152	164	97	64	0	115	249	343
Northeast	188	242	129	315	63	141	380	698
North	29	23	8	0	0	0	37	23
Southwest	35	25	22	51	0	4	57	80
West	48	156	40	141	20	0	108	297
Remainder of the CMA	546	340	32	18	63	24	641	382
First Nations	3	0	0	0	0	0	3	0
Saskatoon CMA	1,184	1,217	348	788	377	288	1,909	2,293

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Central	1	6	0	2	0	0	0	0	1	8	-87.5
South	45	29	6	12	16	4	159	57	226	102	121.6
Southeast	23	29	6	2	0	0	52	0	81	31	161.3
Northeast	56	100	2	8	50	74	50	121	158	303	-47.9
North	1	5	4	4	0	0	0	0	5	9	-44.4
Southwest	2	3	2	2	4	19	0	4	8	28	-71.4
West	9	50	0	0	0	12	0	0	9	62	-85.5
Remainder of the CMA	154	91	4	14	11	4	78	0	247	109	126.6
First Nations	3	0	0	0	0	0	0	0	3	0	n/a
Saskatoon CMA	294	313	24	44	81	113	339	182	738	652	13.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	4	11	2	2	6	4	94	4	106	21	**
South	137	201	20	44	45	51	427	366	629	662	-5.0
Southeast	124	195	14	12	47	5	162	0	347	212	63.7
Northeast	206	362	8	24	182	197	511	379	907	962	-5.7
North	12	12	12	22	0	0	0	0	24	34	-29.4
Southwest	16	9	8	22	28	19	60	4	112	54	107.4
West	52	163	0	0	10	47	60	1	122	211	-42.2
Remainder of the CMA	445	400	28	54	63	52	165	0	701	506	38.5
First Nations	6	1	0	0	0	0	0	0	6	1	**
Saskatoon CMA	1,002	1,354	92	180	381	375	1,479	754	2,954	2,663	10.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Central	0	0	0	0	0	0	0	0
South	16	4	0	0	0	0	159	57
Southeast	0	0	0	0	52	0	0	0
Northeast	50	74	0	0	50	121	0	0
North	0	0	0	0	0	0	0	0
Southwest	4	19	0	0	0	4	0	0
West	0	12	0	0	0	0	0	0
Remainder of the CMA	11	0	0	4	36	0	42	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	81	109	0	4	138	125	201	57

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	6	0	0	4	94	0	0	4
South	45	51	0	0	56	96	371	270
Southeast	47	5	0	0	162	0	0	0
Northeast	170	185	12	12	307	285	204	94
North	0	0	0	0	0	0	0	0
Southwest	28	19	0	0	0	4	60	0
West	10	47	0	0	40	0	20	1
Remainder of the CMA	63	48	0	4	99	0	66	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	369	355	12	20	758	385	721	369

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Central	1	7	0	0	0	1	1	8
South	51	43	16	0	159	59	226	102
Southeast	25	31	56	0	0	0	81	31
Northeast	58	105	100	197	0	1	158	303
North	5	9	0	0	0	0	5	9
Southwest	4	6	4	19	0	3	8	28
West	9	56	0	6	0	0	9	62
Remainder of the CMA	156	99	49	6	42	4	247	109
First Nations	3	0	0	0	0	0	3	0
Saskatoon CMA	312	356	225	228	201	68	738	652

Table 3.5: Completions by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	6	12	100	0	0	9	106	21
South	178	248	80	139	371	275	629	662
Southeast	147	205	200	7	0	0	347	212
Northeast	249	377	442	474	216	111	907	962
North	24	34	0	0	0	0	24	34
Southwest	18	32	34	19	60	3	112	54
West	52	191	50	19	20	1	122	211
Remainder of the CMA	465	430	170	72	66	4	701	506
First Nations	6	1	0	0	0	0	6	1
Saskatoon CMA	1,145	1,530	1,076	730	733	403	2,954	2,663

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q4 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q4 2015	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2016	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	-	-
Year-to-date 2015	4	44.4	3	33.3	0	0.0	1	11.1	1	11.1	9	-	-
South													
Q4 2016	3	7.3	15	36.6	7	17.1	3	7.3	13	31.7	41	-	416,504
Q4 2015	2	3.9	19	37.3	13	25.5	13	25.5	4	7.8	51	-	-
Year-to-date 2016	10	6.5	33	21.6	42	27.5	33	21.6	35	22.9	153	-	458,216
Year-to-date 2015	7	3.3	66	30.7	61	28.4	50	23.3	31	14.4	215	432,500	425,244
Southeast													
Q4 2016	2	6.5	6	19.4	4	12.9	13	41.9	6	19.4	31	-	466,775
Q4 2015	3	7.3	10	24.4	7	17.1	5	12.2	16	39.0	41	455,000	515,980
Year-to-date 2016	11	7.7	32	22.5	18	12.7	26	18.3	55	38.7	142	435,000	479,764
Year-to-date 2015	13	7.3	35	19.7	34	19.1	24	13.5	72	40.4	178	450,000	500,400
Northeast													
Q4 2016	9	16.7	8	14.8	15	27.8	5	9.3	17	31.5	54	-	482,085
Q4 2015	8	7.5	29	27.4	14	13.2	20	18.9	35	33.0	106	-	-
Year-to-date 2016	17	7.6	31	13.8	53	23.7	32	14.3	91	40.6	224	-	497,900
Year-to-date 2015	22	6.3	76	21.8	62	17.8	65	18.6	124	35.5	349	450,000	468,036
North													
Q4 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Q4 2015	2	33.3	0	0.0	1	16.7	0	0.0	3	50.0	6	-	-
Year-to-date 2016	3	25.0	5	41.7	2	16.7	0	0.0	2	16.7	12	-	-
Year-to-date 2015	3	30.0	1	10.0	2	20.0	1	10.0	3	30.0	10	-	-
Southwest													
Q4 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Q4 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	9	75.0	2	16.7	0	0.0	0	0.0	1	8.3	12	-	-
Year-to-date 2015	7	77.8	2	22.2	0	0.0	0	0.0	0	0.0	9	-	-
West													
Q4 2016	2	22.2	3	33.3	3	33.3	1	11.1	0	0.0	9	-	-
Q4 2015	9	19.6	20	43.5	14	30.4	3	6.5	0	0.0	46	-	-
Year-to-date 2016	12	19.7	19	31.1	20	32.8	10	16.4	0	0.0	61	-	403,332
Year-to-date 2015	33	20.2	67	41.1	45	27.6	12	7.4	6	3.7	163	-	361,714
Remainder of the CMA													
Q4 2016	33	25.8	30	23.4	22	17.2	13	10.2	30	23.4	128	500,000	514,862
Q4 2015	39	42.9	23	25.3	13	14.3	11	12.1	5	5.5	91	370,000	376,620
Year-to-date 2016	144	32.2	102	22.8	95	21.3	35	7.8	71	15.9	447	425,000	435,348
Year-to-date 2015	139	39.9	86	24.7	38	10.9	34	9.8	51	14.7	348	370,000	400,482
First Nations													
Q4 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Q4 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Saskatoon CMA													
Q4 2016	52	19.3	65	24.1	51	18.9	35	13.0	67	24.8	270	420,000	476,792
Q4 2015	66	19.1	101	29.2	62	17.9	53	15.3	64	18.5	346	410,000	445,269
Year-to-date 2016	213	20.1	227	21.4	230	21.7	136	12.8	255	24.0	1,061	420,000	460,614
Year-to-date 2015	228	17.8	336	26.2	242	18.9	187	14.6	288	22.5	1,281	425,000	451,660

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2016						
Submarket	Q4 2016	Q4 2015	% Change	YTD 2016	YTD 2015	% Change
Central	-	-	n/a	-	-	n/a
South	416,504	-	n/a	458,216	425,244	7.8
Southeast	466,775	515,980	-9.5	479,764	500,400	-4.1
Northeast	482,085	-	n/a	497,900	468,036	6.4
North	-	-	n/a	-	-	n/a
Southwest	-	-	n/a	-	-	n/a
West	-	-	n/a	403,332	361,714	11.5
Remainder of the CMA	514,862	376,620	36.7	435,348	400,482	8.7
First Nations	-	-	n/a	-	-	n/a
Saskatoon CMA	476,792	445,269	7.1	460,614	451,660	2.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Saskatoon

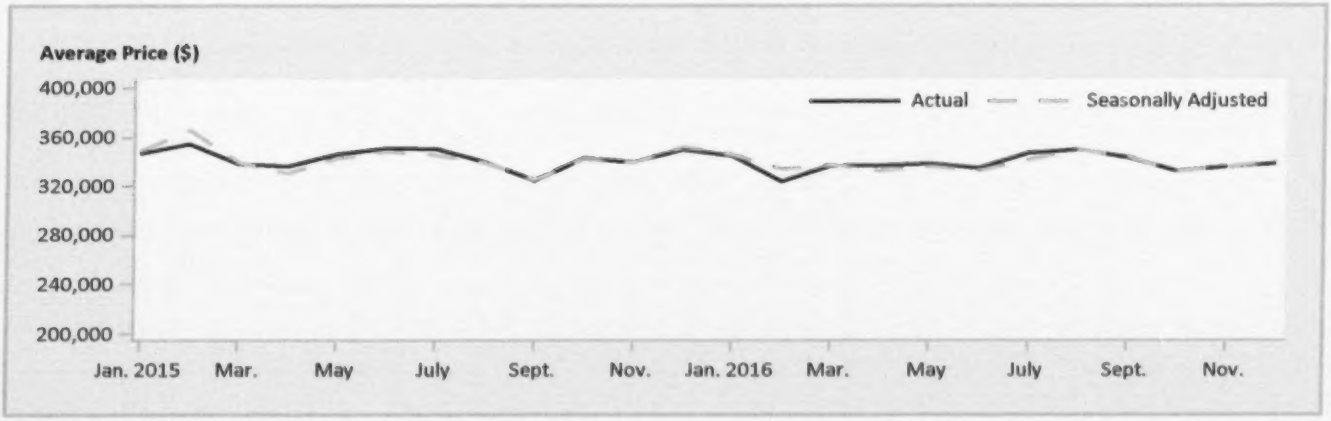


Figure 5.2: MLS® Residential Sales for Saskatoon

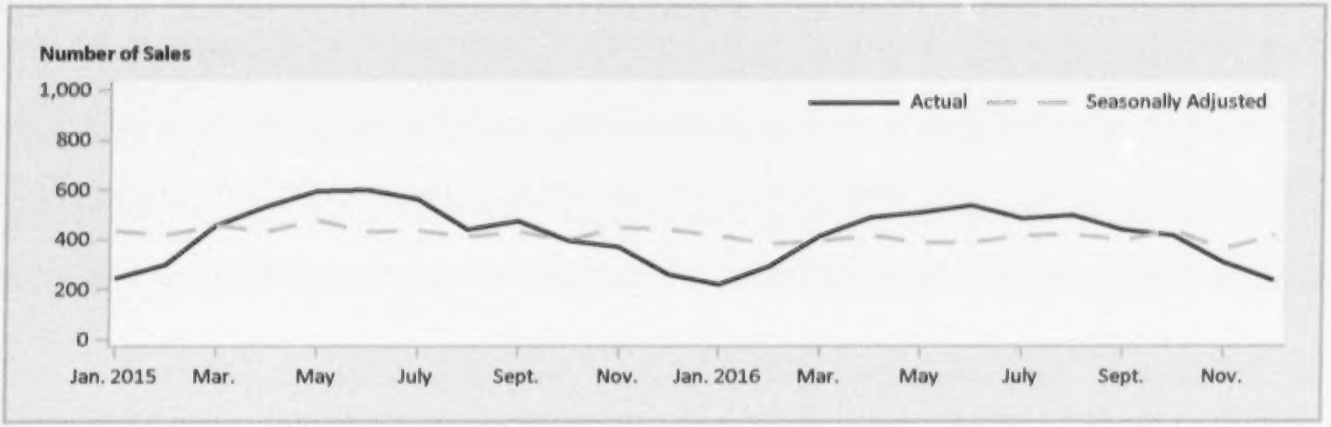
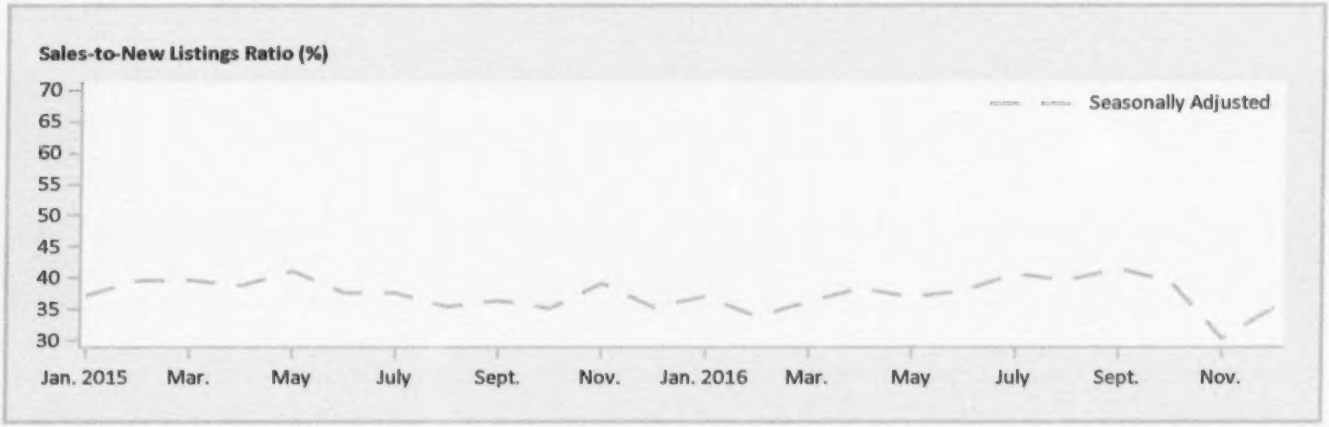


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Saskatoon



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Fourth Quarter 2016

		Interest Rates			NHPI, Total, Saskatoon CMA 2007=100	CPI, 2002 =100	Saskatoon Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.2	128.5	170.5	4.5	71.8	927
	February	567	2.89	4.74	123.2	129.6	170.2	5.0	71.8	932
	March	567	2.89	4.74	123.0	130.7	169.3	5.3	71.5	942
	April	561	2.89	4.64	123.1	130.7	169.5	5.2	71.3	953
	May	561	2.89	4.64	123.6	131.3	168.7	5.3	70.9	967
	June	561	2.89	4.64	123.1	131.7	168.4	5.5	70.8	963
	July	561	2.89	4.64	123.6	131.6	167.4	5.9	70.5	961
	August	561	2.89	4.64	123.6	131.8	168.1	5.9	70.7	956
	September	561	2.89	4.64	122.7	131.4	169.3	5.9	71.1	957
	October	561	2.89	4.64	122.1	132.0	171.8	6.1	72.1	949
	November	561	3.14	4.64	121.7	132.0	172.8	6.1	72.4	943
	December	561	3.14	4.64	121.6	131.0	171.5	6.4	71.9	946
2016	January	561	3.14	4.64	121.2	131.5	170	6.1	71.0	964
	February	561	3.14	4.64	120.9	131.6	168.1	6.3	70.1	973
	March	561	3.14	4.64	120.4	132.7	168.2	6.4	70.2	985
	April	561	3.14	4.64	120.1	132.7	166.9	7.1	70.0	989
	May	561	3.14	4.64	120.1	133.1	166.5	6.9	69.6	1,000
	June	561	3.14	4.64	119.8	133.6	166.3	6.6	69.2	997
	July	567	3.14	4.74	119.6	133.1	167.1	6.1	69.1	990
	August	567	3.14	4.74	119.4	132.9	167.5	6.5	69.4	987
	September	561	3.14	4.64	119.4	132.8	168.8	6.9	70.1	990
	October	561	3.14	4.64	119.6	133.1	169.5	7.2	70.5	1,000
	November	561	3.14	4.64	119.6	132.2	170.4	7.5	71.1	1,001
	December	561	3.14	4.64		131.8	169.9	7.5	70.8	1,019

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

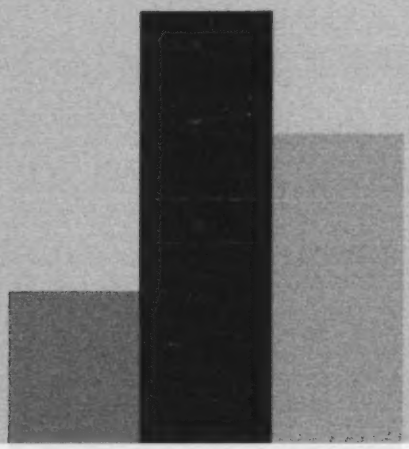
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64259_2017_Q01